



For
Sale

1550 Saskatchewan Drive

Rare Opportunity to Acquire a
Large-Scale Development Site in Downtown Regina

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Opportunity

Positioned in Regina's evolving city centre, this ±2.87 acre development site represents a rare opportunity to acquire strategic land holdings immediately east of Downtown Regina, along the highly prominent Saskatchewan Drive corridor.

The subject site benefits from its inclusion within Regina's City Centre growth framework, supported by Design Regina: The Official Community Plan (OCP), which prioritizes downtown as a focal point for economic vitality, intensification, and mixed-use development.

The OCP identifies the downtown and surrounding corridors as critical areas to:

- Encourage higher-density and mixed-use development
- Support commercial activity, employment, and residential growth
- Enhance urban connectivity, mobility options, and public realm improvements

More specifically, the property is situated along the Saskatchewan Drive Corridor, an area undergoing long-term planning through a dedicated OCP secondary plan. This corridor is envisioned as a "Grand Avenue" gateway into the city centre, with improvements aimed at:

- Transforming land use toward intensification and diversified development
- Enhancing multi-modal transportation (pedestrian, cycling, transit)
- Supporting long-term economic growth and infrastructure investment

This offering delivers the rare chance to secure a large-format redevelopment parcel within Regina's expanding downtown boundary, benefitting from:

- OCP-supported intensification policies
- Saskatchewan Drive corridor transformation plans
- Inclusion within the Downtown BID growth area

Ideal for developers, investors, and owner-users seeking to capitalize on Regina's next phase of downtown growth.





Property Details

Asking Price	\$5,200,000
Available Area	±2.87 Acres
Building Area	5,400 SF
Zoning	MH - Mixed Highrise
Possession	Upon completion of documents
Property Taxes	\$70,380

Parcels

120397833, 120397855, 107035422,
107035433, 107035444, 107035455,
107035466, 107035477, 107035488,
107035499, 107035501, 107035512,
107035523, 107035534, 107035545,
107035231, 107035220, 107035219,
107035208, 107035196, 107035185,
107035589

Features

- 2.87 Acres of prime development land
- Located in Regina's downtown core
- Flexible zoning
- Existing ±5,400 SF building
- Income potential
- Owner-occupier opportunity
- Excellent exposure

